

CITY PLAN COMMISSION DOCKET

Tuesday, June 16, 2015

26th Floor, Council Chamber**Members**

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Bobbi Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin
 Coby Crowl
 Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District

No.

9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 4 | JE | 1. SD1477A – Apex on Quality Hill – About 2.24 acres generally located at the southwest corner of 10 th Street and Jefferson Street, to consider approval of a final plat in District UR (Urban Redevelopment).
Applicant: SK Design Group, Inc./John Chamberlin |
| 4 | JE | 2. SD1508 – Summit on Quality Hill – About 5.148 acres generally located north of W 13 th Street, east of I-35, south of W 12 th Street and west of Washington Street, to consider approval of a final plat in District UR (Urban redevelopment district).
Applicant: SK Design Group, Inc./John Chamberlin |
| 1 | AW | 3. SD0980K – Copperleaf 11th Plat – About 16.72 acres generally located at the southeast corner of N Flintlock Road and NE 88 th Street, to consider approval of a |

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final plat in District R-7.5 (Residential dash 7.5) to allow for the creation of 37 single family residential lots and 3 tracts.
Applicant: J. A. Peterson Enterprises, Inc., repr Lutjen, Inc.

9:00 A.M. – CONTINUED CASE

- 5 OA 4. **SD 1507, Final Plat, Cerner Trails Campus, First Plat** – To consider approval of a final plat in District UR (Urban Redevelopment), on about 270 acres, generally bounded by E. 87th Street on the north, E. Bannister Road on the south, the Kansas City Southern Railroad tracks on the east and I-435 on the west creating five (5) lots and one (1) tract. (Continued from 6-2-15 – No Testimony)
Applicant: Cerner Properties, Inc.

9:00 A.M. – NEW CASES

- 2 OA 5. **Case No. 10633-P-18** – Approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for modification to Phase VII of the current approved plan.
Applicant: CBC Real Estate Group repr White Goss, Aaron March

9:00 A.M. – CONTINUED CASES

- 1 OA 6. **Case No. 10390-URD-10** - About 460 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west, to consider rezoning from District UR to District UR for the purpose of amending the UR plan to delete 57 acres from said UR development plan. (Continued 4-7-15; No Testimony)
Applicant: Three Trails Building I, LLC Brent Miles
- 1 OA 7. **Case No. 10390-MPD-11** - A request to rezone about 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for 700,000 square foot of general industrial development on two lots. (Continued 4-7-15; No Testimony)
Applicant: NPIF2 Three Trails Industrial Park LLC Brent Miles
- 1 OA 8. **SD 1176B – Final Plat, Three Trails Commerce Center** - To consider approval of a final plat in District MPD on approximately 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), creating two (2) industrial lots and one (1) tract. (Continued 4-7-15; No Testimony)
Applicant: Three Trails Building I, LLC Brent Miles

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9:00 A.M. – REFERRED BACK TO CPC BY BZA 5-26-15

- 5 OA 9. **Case No. 14545-SU – 3800 E. Gregory Boulevard** - A request for a Special Use Permit on about 0.28 acres, in District B1-1 (Neighborhood Business 1 dash 1), generally located at the northeast corner of Cleveland Avenue and E. Gregory Boulevard, to allow for a new 25' x 50' gas canopy with two islands (4 pumps) to the existing convenience store, plus any necessary variances. **(Required Quorum: Archie, Burnette, Crowl, Gutierrez, Martin, and Macy)**

Applicant: LaTona Architects Vince LaTona

9:30 A.M. – NEW CASES

- 4 JE 10. **Case No. 675-S-5** -- Approving an amendment to the Greater Downtown Area Plan for approximately three (3) acres generally located north of W 16th Street, west of Baltimore Avenue, south of E Truman Road and east of Wyandotte Street by changing the Recommended Building Height Map at said location from "130'/FAR 10" to "No Max/Far 15."
Applicant: KC Development Partners, repr Polsinelli, Roxsen Koch
- 4 JE 11. **Case No. 9287-SU-18** -- 1514-1534 Campbell - A request to approve a special use permit for an existing halfway house in District M1-5 generally located at the northwest corner of 16th Street and Campbell Street.
Applicant: Heartland Center for Behavioral Change, repr Lathrop & Gage, LLP
- 6 JE 12. **SD 1411D – Centerpoint Intermodal Center 4th Plat -- Preliminary Plat** – About 32.33 acres generally located at the southwest corner of Missouri State Highway No. 150 and Botts Road, to consider the approval of a Preliminary Plat in District M 1-5 Manufacturing 1 (dash 5) creating seven (7) lots and a storm water tract.
Applicant: CenterPoint Properties, repr Lutjen, Inc.
- 6 JE 13. **SD 1411E – Centerpoint Intermodal Center 4th Plat – Final Plat** – About 32.33 acres generally located at the southwest corner of Missouri State Highway No. 150 and Botts Road, to consider the approval of a Final Plat in District M 1-5 Manufacturing 1 (dash 5) creating two (2) lots and a storm water tract.
Applicant: CenterPoint Kansas City One LLC, repr Lutjen, Inc.

9:30 A.M. – CONTINUED CASES

- 1 JE 14. **Case No. 673-S-3** -- To consider a request to amend the Briarcliff-Winnwood Area Plan, on about 26 acres generally located south of NE Englewood Road, west of N Antioch Road and east of N Garfield Avenue, by changing the recommended land use from Residential – Medium Density to Mixed-Use Neighborhood for the

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commercial portion of the project and Residential High in the residential portion.
(Continued from 6-2-15 – No Testimony)
Applicant: Curry Investment Company, repr. White Goss, Patricia Jensen

- 1 JE 15. **Case No. 5928-MPD-7** – About 26 acres generally located south of NE Englewood Road, west of N Antioch Road and east of N Garfield Avenue, to consider rezoning the site from Districts R-2.5 (Residential 2.5) and R-6 (Residential 6) to District MPD (Master Planned Development) and the approval of a Development Plan for commercial and residential uses. (Continued from 6-2-15 – No Testimony)
Applicant: Curry Investment Company, repr. White Goss, Patricia Jensen

10:00 A.M. – CONTINUED CASES

- 1 JR 16. **Case No. 673-S-4** -- A request to amend the Briarcliff-Winwood Area Plan by changing the recommended land use on about 12.9 acres generally located at the southwest corner of N Brighton Ave and NE Pleasant Valley Rd from Mixed Use Neighborhood and Residential Low-Density to Mixed Use Neighborhood.(Continued from 6-2-15 – No Testimony)
Applicant: Curry Investment Company, repr White Goss, Patricia Jensen
- 1 JR 17. **Case No. 10053-MPD-8** -- About 12.9 acres generally located at the southwest corner of N Brighton Ave and NE Pleasant Valley Rd, to consider rezoning from District B2-2 (Neighborhood Business 2) and District R-80 (Residential 80) to District MPD (Master Planned Development), and approval of a preliminary development plan for 138,000 square feet of commercial uses and 210 multi-family residential units. .(Continued from 6-2-15 – No Testimony)
Applicant: Curry Investment Company, repr White Goss, Patricia Jensen

10:00 A.M. – NEW CASES

- 6 JR 18. **SD 1506 - Walnut Grove -- Preliminary Plat** – To consider approval of a preliminary plat creating two (2) residential lots on about 0.4 acres in District R-6 (Residential 6), generally located at the northeast corner of E 83rd St and Walnut Street.
Applicant: 428 Holly LLC, Steve Wilson, repr RIC, Roger Dill
- 6 JR 19. **SD 1506A - Walnut Grove** -- To consider approval of a final plat creating two (2) residential lots on about 0.4 acres in District R-6 (Residential 6), generally located at the northeast corner of E 83rd St and Walnut St.
Applicant: 428 Holly LLC, Steve Wilson, repr RIC, Roger Dill
- 2 JR 20. **Case No. 13590-P-13** -- About 10 acres generally located south of NE 96th St and west of N Oak Trafficway, to amend a previously approved preliminary development

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plan in District B3-2 (Community Business), to allow an increase in permitted building floor area for a motor vehicle repair use.
Applicant: Lutjen, Inc.

10:30 A.M. – CONTINUED CASES

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| 4 | JR | 21. | Case No. 12130-P-2 -- About 1.2 acres generally located south of E 20th St and east of Main St, to consider approval of a development plan for a hotel in District DX-15 (Downtown Mixed Use). (Continued from 6-2-15 – No Testimony)
Applicant: Kaw Valley Engineering, Inc. |
| 2 | JR | 22. | Case No. 691-S-3 -- A request to amend the Gashland Nashua Area Plan by changing the recommended land use on about 33 acres generally located north of NE 96th St and west of N Oak Trafficway from mixed use neighborhood and residential, medium density to mixed use neighborhood and residential, medium-high density. (Continued from 6-2-15 – No Testimony)
QuikTrip Corporation, repr. White Goss, Patricia R. Jensen |
| 2 | JR | 23. | Case No. 12419-MPD-3 -- About 33 acres generally located at north of NE 96th St and west of N Oak Trafficway, to consider rezoning from District R-80 (Residential 80) to District MPD (Master Planned Development, and approval of a preliminary development plan for a 63,000 square feet of commercial development and a 168 residential units, which also serves as the preliminary plat. (Continued from 6-2-15 – No Testimony)
QuikTrip Corporation, repr. White Goss, Patricia R. Jensen |

10:30 A.M. – NEW CASES

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| 4 | AW | 24. | Case No. 14570-SU – About .33 acres generally located at 1619 Walnut Street, to consider approval of a special use permit in District DX-15 (Downtown Mixed-Use) to allow for indoor light equipment sales and any necessary variances.
Applicant: Pure Pursuit, LLC, repr Helix Architecture & Design |
| 4 | AW | 25. | Case No. 8938-P-6 – About .234 acres generally located at 3930 Washington Street, to consider an amendment to a Chapter 80 Preliminary Plan in District R-0.5 (Residential dash 0.5) to allow for the conversion of a medical office building to an eleemosynary use of a soup kitchen and thrift store. (To be dismissed)
Applicant: WGN Associates, LLC, Richard Cris Woods |

11:00 A.M. – CONTINUED CASES

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| CW | PN | 26. | Case No. 254-S-304 -- Amending Sections 88-110-03-G, 88-120-03-G, 88-130-04-G, 88-140-03-G (all titled "Special Standards Adjacent to and within 150 feet of Parks, Boulevards, and Parkways"), 88-310 Adult Businesses And Adult Media; 88- |
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325 Short-Term Loan Establishments, 88-331 Day Labor Employment Agency, 88-335 Detention and Correctional Facilities, 88-340 Drive-Through Facilities, 88-375 Vehicle Storage and Towing, and Tables 110-1 (Residential Districts Use Table), 120-1 (Office, Business, and Commercial Districts Use Table), 130-1 (Downtown Districts Use Table) and 140-1 (Manufacturing Districts Use Table); adding sections 88-323 Boulevard and Parkway Standards and 88-450 Pedestrian Standards – all within Chapter 88, Zoning and Development Code, to add restrictions and standards for uses located adjacent to and within 150 feet of parks, boulevards and parkways, and to clarify the applicability of the *Boulevard and Parkway Standards* to property under the jurisdiction of the Board of Parks and Recreation Commissioners. (Continued from 6-2-15 – No Testimony)
Applicant: City Planning and Development

- CW PN 27. **Case No. 254-S-305--** Amending Chapter 88, Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Continued from 6-2-15 – No Testimony)
Applicant: City Planning and Development



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:mc